



CITY COUNCIL WORK SESSION
Monday, September 14, 2026 - 10:00 AM
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.

Public participation for this meeting will be in person in the City Council Chambers. The meeting can be viewed online [via livestream](#) and video recordings of the meetings can be viewed on our [YouTube page](#).

Public comment will be accepted on topics listed under “Discussion Items.” Please note that no formal action will be taken on the matters raised during this time. Comments made during this time should be addressed to the Council and pertain to the agenda item on which the comment is made. City Council or City staff may respond or engage in discussion should the comment provoke discussion. Please refrain from any personal attacks and disagreements, personnel and employment matters, the use of profanity or ethnic, racial, or gender-oriented slurs as they may be considered “disorderly conduct” which violates state or local law.

Hearing assistance devices are available for public use. Please let us know if you need accommodation. Spanish interpretation may be provided upon request, subject to availability. Please [email the City](#) at least three days in advance to coordinate this service.

1) DISCUSSION ITEMS

- A) IT Purchase Authorizations (10 minutes)
Staff: Information Systems Director Greg Story
- B) Chipeta Lake 2 Addition Annexation (10 minutes)
Staff: Senior Planner William Reis
- C) Non-Motorized Trail Grant Request through Colorado Parks and Wildlife (10 minutes)
Staff: Community Development Director Jace Hochwalt
- D) Creating Resilient Forests in Colorado - Authorization of Expenditure (10 minutes)
Staff: City Forester Mike Arat
- E) Forest Restoration and Wildfire Mitigation Grant Request through the Colorado State Forest Service (10 minutes)
Staff: Community Development Director Jace Hochwalt
- F) Appointment of Ann Morgenthaler as MURA Executive Director (10 minutes)
Staff: City Attorney Chris Dowsey



2) **GENERAL CITY COUNCIL DISCUSSION**

A) City Council Vacancy Appointment Process

3) **STAFF COMMENTS**

PURCHASE AUTHORIZATION

TO: City Council
CC: Ann Morgenthaler
FROM: Greg Story, IS Director
DATE: 9.14.2026
SUBJECT: Renewal of NeoGov Human Resources Software Subscription



Action Requested

It is requested that the City Council consider the authorization to renew the annual software subscription for NeoGov Human Resources software, which is critical for City HR operations. The total expenditure for this annual renewal is \$67,987.40.

Background

NeoGov serves as the City's existing, essential HR platform. It provides the Human Resources department with critical tools for talent acquisition, hiring, onboarding, employee development, retention, and compliance, supporting the management of approximately 300 employees across the organization.

Financial Impact

Funding for this procurement was formally allocated within the 2026 fiscal year budget, which received Council approval in November 2025.

INVOICE

Vendor Information / Contact:**2120 Park Pl, Suite 100****El Segundo, CA 90245**Email: billing@neogov.net

Phone: (310) 426-6304

EIN: 33-0888748

Need a W-9? Click here: [W-9 PDF](#)**Invoice Summary:****Invoice No.:** INV-163866**Invoice Date:** 07-13-2026**Due Date:** 09-11-2026**Payment Terms:** Net 60**Purchase Order No.:****Customer No.:** A-650835**Customer Billing Information**Terri Wilcox
Montrose, City of (CO)

400 east main street

(PO Box 790 81402)
Montrose, CO 81401
US**Customer Shipping Information**

Montrose, City of (CO)

400 east main street

(PO Box 790 81402)
Montrose, CO 81401
USA**Invoice Details:**

Product	Start Date	End Date	Quantity	Total Price (\$USD)
Benefits Subscription	09-14-2026	09-13-2027	238	\$9,941.31
Candidate Text Messaging Subscription	09-14-2026	09-13-2027	238	\$64.50
Core HR Subscription	09-14-2026	09-13-2027	238	\$6,633.96
eForms Subscription	09-14-2026	09-13-2027	238	\$9,664.63
Governmentjobs.com Subscription	09-14-2026	09-13-2027	238	\$135.45
Insight Subscription	09-14-2026	09-13-2027	238	\$7,791.27
Learn Subscription	09-14-2026	09-13-2027	238	\$15,366.56
Onboard Subscription	09-14-2026	09-13-2027	238	\$6,818.04
Perform Subscription	09-14-2026	09-13-2027	238	\$11,571.68

SUBTOTAL (\$USD)	\$67,987.40
Sales Tax	\$0.00
TOTAL	\$67,987.40
Payments	\$0.00
Credits	\$0.00
Balance Due (\$USD)	\$67,987.40

Payment Instructions:

<u>Remit checks to:</u> Governmentjobs.com, Inc. DEPT LA 25067 Pasadena, CA 91185-5067	<u>Remit electronic payments to:</u> Silicon Valley Bank Name: Governmentjobs.com, Inc. Account #: 3302022848 Routing #: 121140399 Swift Code: SVBUS6SIBO	<u>Credit card payments:</u> Credit Card Payment Portal Link
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By making the payment specified in this invoice, customer agrees that the terms and conditions of the agreement previously executed by the parties shall apply to this purchase, or if there is no prior agreement, the terms and conditions of the NEOGOV Services Agreement set forth in the quote previously provided to Customer shall apply. Any other terms and conditions provided by customer to NEOGOV in a purchase order or otherwise shall be deemed void.

PURCHASE AUTHORIZATION

TO: City Council
CC: Ann Morgenthaler
FROM: Greg Story, IS Director
DATE: 9.14.2026
SUBJECT: Optiv Three Year Firewall subscription



Action Requested

It is requested that the City Council authorize a three-year agreement with Optiv for firewall subscriptions and ongoing technical support. Entering into this multi-year commitment affords the City a reduced annual rate of \$80,767.64 and provides essential budget predictability by insulating the organization from potential annual price increases over the term.

Background

The proposed agreement covers four primary firewalls: two dedicated to the Police Department network and two servicing the core City network. As our primary line of defense against illicit network intrusions, these firewalls actively monitor incoming and outgoing traffic for malicious activity. Maintaining updated subscriptions and support equips our Information Systems team with enhanced network visibility, advanced threat intelligence, and critical security tools necessary to safeguard municipal data infrastructure.

Financial Impact

Funding for this procurement was formally allocated and approved within the 2026 fiscal year budget (approved by Council in November 2025). Securing this three-year rate delivers significant cost-efficiency and financial predictability compared to standard single-year renewals, ensuring optimal resource management while preserving essential cybersecurity operational standards.



Date: 9/3/2026
Expiration: 11/12/2026

To:
City of Montrose
Kevin Hawkins
Network Administrator
433 S. 1st St.
PO Box 790
Montrose, CO 81402
US
(970) 240-1434
khawkins@ci.montrose.co.us

Quote#: 4559473-3
Payment Terms: Net 30
Tax ID: 43-1806449
Internal Reference#: Q-2717384

From:
Ali Emmons
(720) 3151862
ali.emmons@optiv.com

Line #	Product Description	Term	Serial Number(s)	QTY	Customer Price	Customer Extended Price
1	Palo Alto Networks: PA-1420, Precision AI Network Security Subscription Renewal Bundle (Advanced Threat Prevention, Advanced URL Filtering, Advanced Wildfire, Advanced DNS Security, Advanced SD-WAN and Device Security), 3 years (36 months) term	2026-09-27 to 2029-09-26	026901008339 026901008342 026901008452 026901008456	4	USD 44,520.32	USD 178,081.28
2	Palo Alto Networks: PA-1420, Prisma Access Agent subscription, for one (1) device in an HA pair, 3 years (36 months) term, renewal.	2026-09-27 to 2029-09-26	026901008339 026901008456	2	USD 8,170.82	USD 16,341.64
3	Palo Alto Networks: PA-1420, Premium support, 3 years (36 months) term, renewal.	2026-09-27 to 2029-09-26	026901008339 026901008342 026901008452 026901008456	4	USD 11,970.00	USD 47,880.00

\$80,767.64/year

Subtotal: USD 242,302.92
Estimated Tax: USD 0.00
Estimated Shipping: USD 0.00
Grand Total: **USD 242,302.92**

Sales Quote Terms and Conditions

This Sales Quote and the Client's purchase of the Products listed in this Sales Quote are subject to and shall be governed by (i) the Sales Quote Terms and Conditions and (ii) the Data Processing Terms and Conditions, both available at <http://www.optiv.com/agreements>

Optiv Security Inc., 5100 W 115th Pl, Leawood, KS 66211 United States

EULA Statement(s): Any and all usage of Palo Alto Networks products shall be subject to the terms and conditions of the End User Agreement (https://www.paloaltonetworks.com/content/dam/pan/en_US/assets/pdf/legal/palo-alto-networks-end-user-license-agreement-eula.pdf) unless the parties have entered into a separate written agreement that specifically overrides such agreement (either, "Agreement"). In either case, the applicable Agreement shall be incorporated by reference into this document. In the event of any material conflict between the terms in the Agreement and the terms in this document, the terms in this document shall control. If the purchase of the above includes Optiv's "partner enabled" support (aka authorized support) ("ASP"), then notwithstanding any language to the contrary in the Sales Quote Terms and Conditions, the purchase of the ASP is subject to and governed by (a) the Optiv Terms of Purchase; and (b) the Authorized Support Service Description, both located at <https://www.optiv.com/agreements>.

By signing below, client agrees to purchase the items listed above.

Signature:

Date:

____/____/____

Name (Print):

Title:

Quote: 4559473-3
Grand Total: USD 242,302.92

MEMO



To: Honorable Mayor and Members of the City Council

From: William Reis, Senior Planner

Date: September 14, 2026

Re: Chipeta Lake 2 Addition Annexation

Attachments:

- Exhibit A: Maps
- Exhibit B: Zoning Code Excerpt

City Council Consideration:

The City Council is considering the Chipeta Lake 2 Addition annexation application and the associated zoning. City Council will consider all of the information in this memo in making a decision.

Application Background:

The Chipeta Lake 2 Addition is a proposed annexation approximately 1.14 acres in size. The annexation consists of Tract 3 of the Chipeta Road Dedication. It is within the City's Urban Growth Boundary, City of Montrose Sewer District, and Chipeta Water District. The property is owned by the City of Montrose, and is proposed to be brought into City limits to give the City control over its own properties. An annexation agreement is not required.

Fiscal Impact

The proposed annexation is not anticipated to have a significant immediate fiscal impact on the City.

Proposed Zoning: "P" Public District

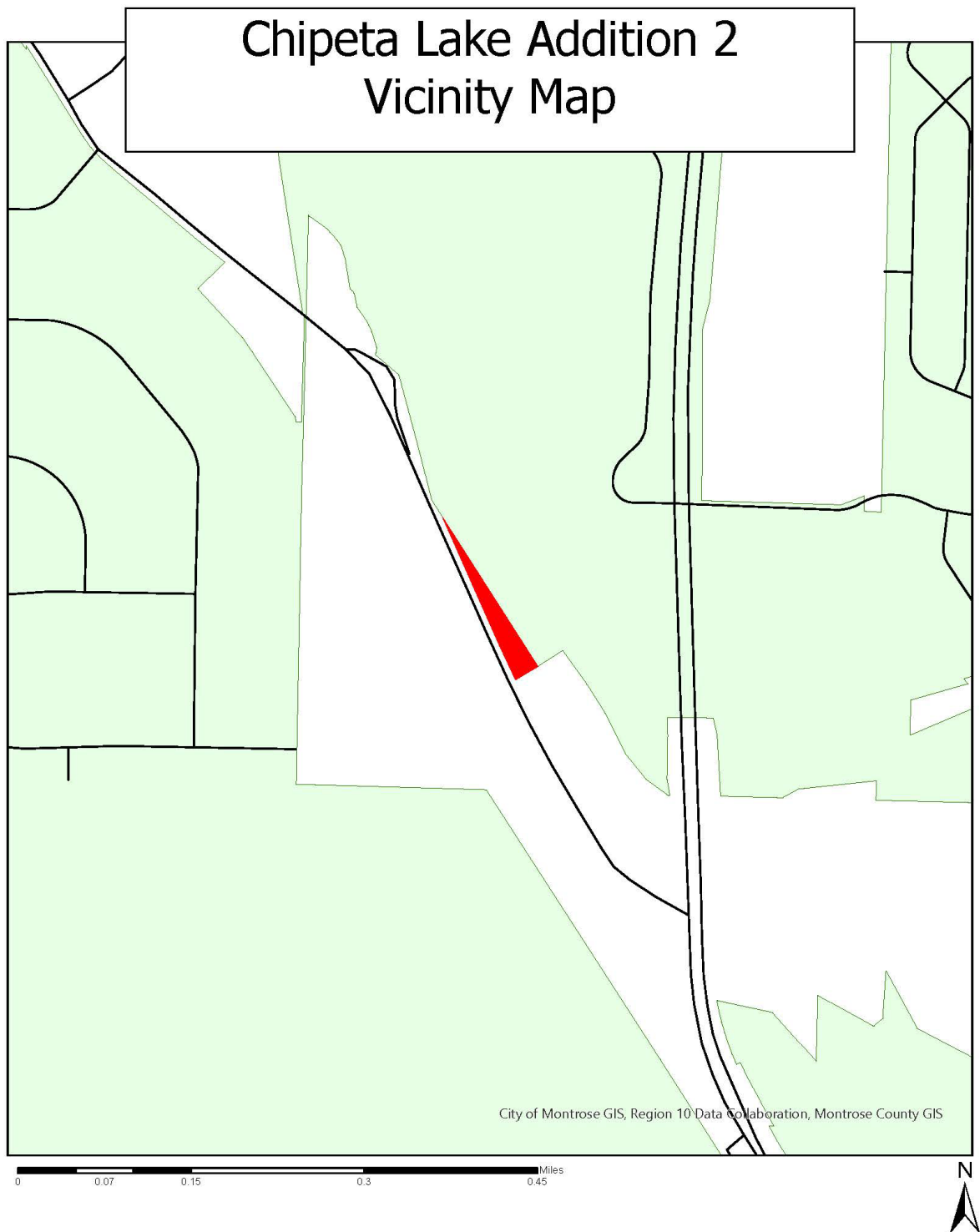
Applicant: City of Montrose

Staff Analysis:

1. The City-County IGA gives the City the option to annex properties within the IGA. The area is urbanizing and more than 1/6 of the perimeter is contiguous to the city limits. These factors support annexation.
2. An annexation agreement is not required as a condition of this annexation because the property is owned by the City of Montrose.
3. Zoning Regulations
 - a. Municipal Code, Section, 11-7-12 (B), Zoning of Additions. "The zoning of additions for all property annexed to the City not previously subject to City zoning may be requested or initiated by the City Manager or the owner of any legal interest in the property or such owner's representative. Proceedings concerning the zoning of property to be annexed may commence at any time prior to the effective date of the annexation ordinance, or thereafter as allowed by law. The Planning Commission shall either recommend approval or denial of the requested zoning to the City Council, which can either ratify the Planning Commission's decision, or reverse it. The zoning of additions shall be subject to the review procedures of Chapter 11-4 and standards of Section 11-7-4 of this Title, and shall be allowed only upon findings as follows:

- i. The amendment is not averse to the public health, safety and welfare; and
 - ii. The amendment is in substantial conformity with the Comprehensive Plan, or such zoning is compatible with conditions in the area, which have changed materially since the Comprehensive Plan was last updated.”
 - b. Municipal Code, Section 11-7-5: The "P" Public District is intended to provide for uses and services of a public, nonprofit, or charitable nature.
 - c. The proposed zoning is compatible with existing zoning and general conditions in the area. The property is adjacent to properties that are zoned “P” Public District and properties outside of City limits.
4. The Comprehensive Plan Future Land Use Map designates the area of the Chipeta Lake 2 Addition as Residential Mixed Density Low. The Residential Mixed Density Low District provides primarily for single-family homes, as well as small amounts of attached residential dwelling units (such as duplexes and even small groups of townhomes). This low-density residential land use is intended to preserve the traditional building pattern of the existing residential development in Montrose. It will continue to be the predominant density in the City.
 5. The property is located within Growth Area 1. According to the Comprehensive Plan, Growth Area 1 represents the most cost-efficient areas for the city to grow and comprises platted but unbuilt lots, annexed but unplatted land, and un-annexed small enclaves.
 6. The “P” zoning does not appear to be averse to the public health, safety and welfare.

EXHIBIT A: Maps



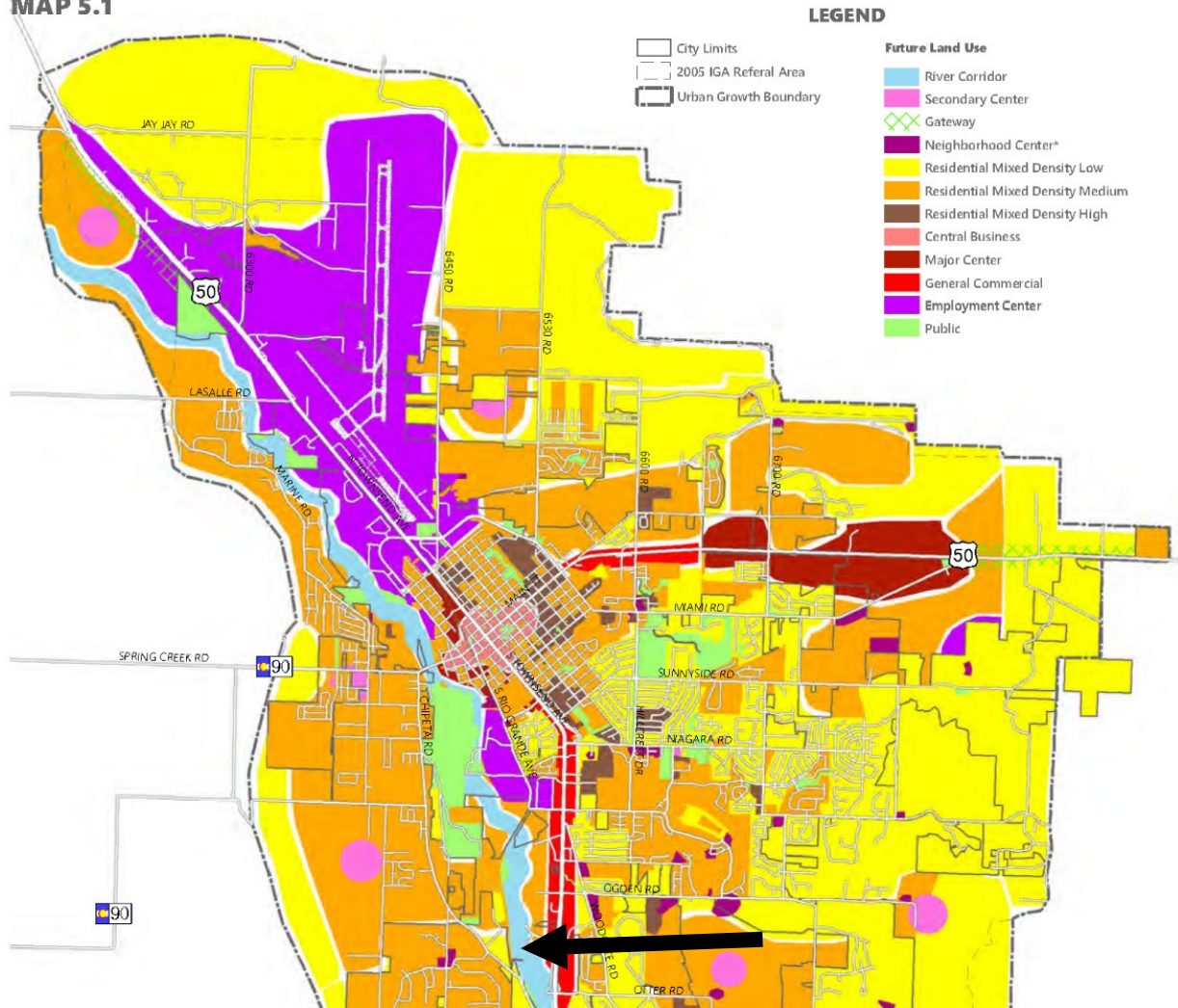
Chipeta Lake Addition 2 Proposed Zoning: "P" Public



Comprehensive Plan Future Land Use Map

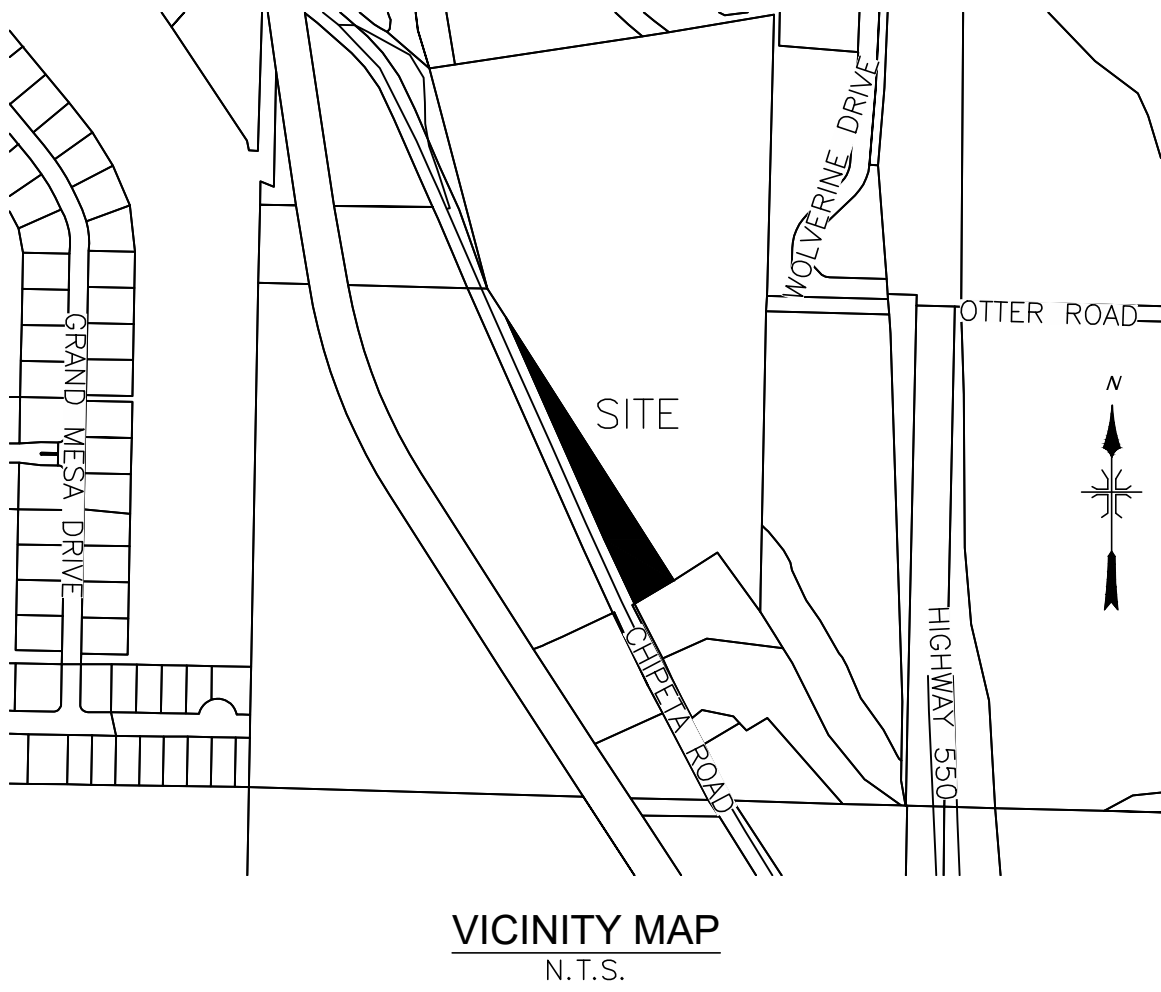
FUTURE LAND USE

MAP 5.1



CHIPETA LAKE ADDITION 2

SITUATED IN SECTION 4, TOWNSHIP 48 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
COUNTY OF MONTROSE, STATE OF COLORADO



CITY LIMITS

TOTAL PERIMETER = 1749.34'
PERIMETER CONTIGUOUS TO CITY LIMITS = 812.29'
AREA ANNEXED = 1.14 ACRES

LEGEND

////// TOWN LIMITS
_____ PROPERTY BOUNDARY / LIMITS OF ANNEXATION

NOTE:

THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY. IT IS A COMPILATION OF EXISTING RECORDS FOR THE PURPOSE ON ANNEXATION.

PROPERTY DESCRIPTION:

TRACT 3 OF CHIPETA ROAD DEDICATION PLAT RECORDED AT RECEPTION NO. 921831, COUNTY OF MONTROSE, STATE OF COLORADO.

LINEAL UNITS STATEMENT:

THE LINEAL UNIT USED ON THIS PLAT IS U.S. SURVEY FEET

SURVEYORS CERTIFICATE:

I, Frederick Ballard a Professional Land Surveyor in the State of Colorado, do hereby certify Chipeta Lake Addition Annexation Map was prepared under my direct supervision.

Frederick Ballard P.L.S. 37690

MAYOR'S CERTIFICATE

This is to certify that the City of Montrose, a municipal corporation in the County of Montrose, State of Colorado has by its Ordinance No. _____ adopted on the ____ day of _____, 20____, annexed the property hereon to the City of Montrose.

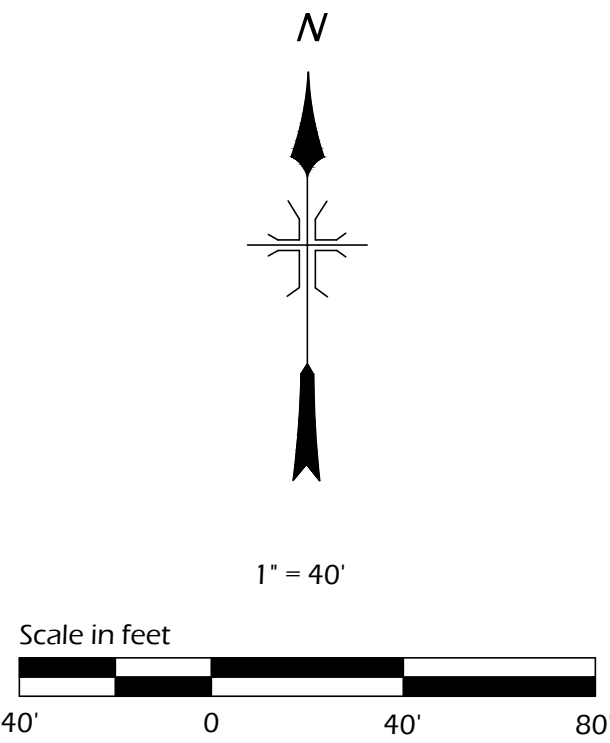
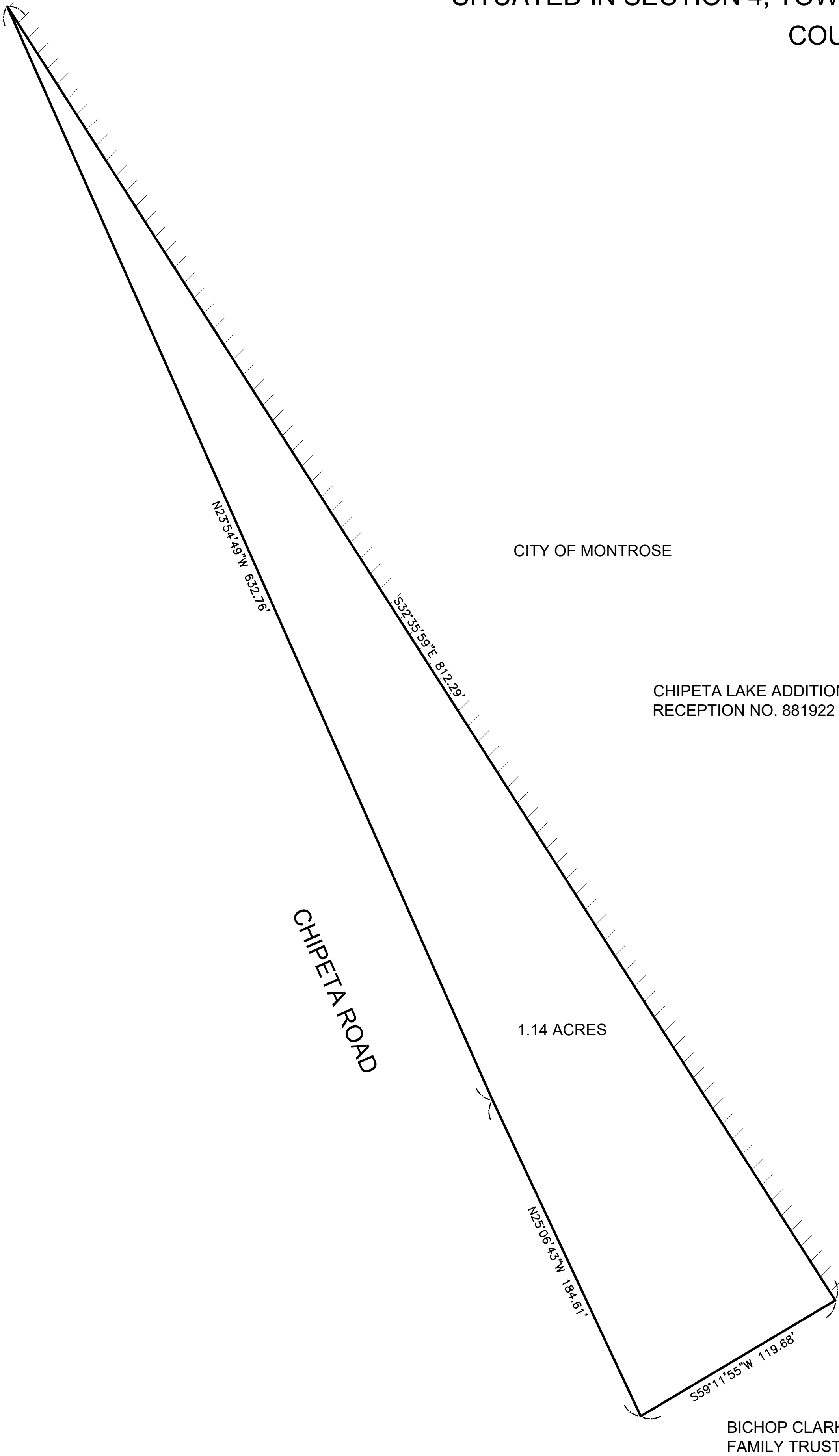
Mayor

Attest:
City Clerk

RECORDER'S CERTIFICATE:

This plat was filed for record in the office of the Clerk and Recorder of Montrose County at _____ m. on the ____ day of _____, 20____ Reception No. _____

County Clerk & Recorder by Deputy



NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

\\DMS14\PROJECTS\ACTIVE PROJECTS\2026\26059-COM 2026 ON-CALL SERVICES\CHIPETA LAKE BOUNDARY\C3D\26059V_ANNEX.DWG

DMC				DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. Montrose, CO 81401 (970) 249-2251 www.del-mont.com service@del-mont.com	
FIELD BOOK:	N/A	DRAWN BY:	TRS	DATE:	2026-07-21
SHEET:	1 of 1	FILE:	26059V_ANNEX	JOB NO.:	26059
				TITLE:	CHIPETA LAKE ADDITION 2
				CLIENT:	CITY OF MONTROSE
				ADDRESS & PHONE:	MONTROSE, CO
				TYPE:	ANNEX

EXHIBIT B: Zoning Code Excerpt

Sec. 11-7-6. District uses.

- (A) *Permitted uses.* Those uses designated as permitted uses on the schedule of uses in Subsections 11-7-6(G) and 11-7-6(H) are allowed as a matter of right subject to approval of a site development plan per Section 11-8-1 of this Title.
- (B) *Conditional uses.* Uses listed as conditional uses on the schedule of uses in Subsections 11-7-6(G) and 11-7-6(H) shall be allowed only if the Planning Commission determines, following review pursuant to Chapter 11-4 of this Title, that the following criteria are substantially met with respect to the type of use and its dimensions:
- (1) The use will not be contrary to the public health, safety, or welfare.
 - (2) The use is not materially adverse to the City's Comprehensive Plan.
 - (3) Streets, pedestrian facilities, and bikeways in the area are adequate to handle traffic generated by the use with safety and convenience.
 - (4) The use is compatible with existing uses in the area and other allowed uses in the district.
 - (5) The use will not have an adverse effect upon other property values.
 - (6) Adequate off-street parking will be provided for the use.
 - (7) The location of curb cuts and access to the premises will not create traffic hazards.
 - (8) The use will not generate light, noise, odor, vibration, or other effects which would unreasonably interfere with the reasonable enjoyment of adjacent property.
 - (9) Landscaping of the grounds and the architecture of any buildings will be reasonably compatible with that existing in the neighborhood.
- (C) *Principal uses.* The primary use of a lot is referred to as a principal use which may be a land use or a structure. Only one principal use per lot is allowed except where a mix of residential and nonresidential uses may be permitted in a specified zone district.
- (D) *Accessory uses.* Accessory uses shall comply with all requirements for the principal use, except where specifically modified by this Chapter, and shall also comply with the following limitations:
- (1) An accessory use shall be clearly incidental, customary to and commonly associated with the operation of the permitted use.
 - (2) An accessory use shall be operated and maintained under the same ownership as the permitted use.
 - (3) An accessory use shall be located on the same lot as a principal use.
- (E) *Temporary Use Permits.*
- (1) The City Manager or his designee may issue a permit authorizing a temporary use of premises in a district for a use which is otherwise not allowed in such a district for a period of up to one year in accordance with this Subsection.
 - (2) The temporary use permit may be issued by the City Manager only after it determines that unusual circumstances exist, not created by the applicant, such as damage, destruction or delay in construction



of applicant's permanent premises, which results in significant hardship, and that the temporary use will not unreasonably interfere with the use of other property, or result in any permanent adverse effects to other property, or create a safety or health hazard.

- (3) The City Manager or his designee shall hold such hearings concerning the application and provide such notice thereof as the circumstances merit in his opinion. The permit may be granted subject to conditions appropriate to ensure compliance with this Subsection.
- (4) *Temporary Construction or Sales Office.* A building within a subdivision may be utilized as a temporary construction or sales office for a period up to one year by the developer of that subdivision during the period of the construction and initial sales respectively of the building and improvements within the area encompassed by the preliminary plat for each subdivision. The City Manager may authorize additional one-year periods for use as a construction office if construction is continuing in the area after the preceding year, or as a sales office if not all of the houses in the area have been sold during the year preceding.

(F) *Uses Not Listed.*

- (1) Uses not listed in a zone district are prohibited except that such uses may be approved by the City Manager provided such uses are found to be similar to a permitted use.
- (2) Any person aggrieved by a decision of the City Manager pursuant to this Subsection may appeal that decision to the City Council under the following procedure:
 - (a) The appeal must be made in writing and filed within 30 days of the decision being appealed.
 - (b) The City Council shall consider the appeal at a public hearing held within 30 days of receipt of the written appeal, notice of which shall be given to the appellant by US mail at least 15 days prior to the hearing.
 - (c) The City Council shall approve or deny the appeal.
 - (d) The decision of the City Council shall be the final decision of the City on the matter, appealable only to the district court.

(G) *Schedule of Residential Zone District Uses.*

Land Use	RL	R-1	R-1A/B	R-2	R-3	R-3A	R-4	R-5	R-6	MHR
Bed and breakfast (See Sec. 11-11-1)					C		C		C	
Farms and ranches, excluding commercial greenhouses, and commercial feedlots, fur farms, fish farms, poultry houses, hog farms, dairies and similar operations with a high density of animals.	P									



Rental storage units with a maximum rental unit size of 200 square feet.										C
Short-term rentals	P	P	P	P	P	P	P	P	P	P
Assisted living facilities					C	C	C		C	C
Childcare facilities	C	C	C	C	C	C	C	C	C	C
Family childcare home	P	P	P	P	P	P	P	P	P	P
Government buildings and facilities	P	P	P	P	P	P	P	P	P	P
Religious assembly	C	C	C	C	P	P	P	C	C	P
Schools	C	C	C	C	C	C	C	C	C	C
Golf courses	P									
Parks, open space and recreation facilities	P	P	P	P		P	P	P	P	P
Duplex					P	P	P		P	
Group homes—handicapped/disabled 8 persons or less (see Sec. 11-11-2)	P	P	P	P	P	P	P	P	P	P
Group homes—handicapped/disabled > 9 persons (see Sec. 11-11-2)	C	C	C	C	C	C	C	C	C	C
Group homes, other (see Sec. 11-11-2)	C	C	C	C	C	C	C	C	C	C
Home occupation (See Sec. 11-11-3)	A	A	A	A	A	A	A	A	A	A
Manufactured housing				¹				P	P	P
Mobile homes (See Sec. 11-13)										P
Mobile home parks (See Sec. 11-13)										P
Modular housing								P	P	P
Multi-family dwelling					C	P	P		C	
Single-family dwelling	P	P	P	P	P	P	P	P	P	P
Antennas (See Sec. 11-14-6)	C	C	C	C	C	C	C	C	C	C
Public utility service facilities	P	P	P	P	P	P	P	P	P	P
Towers (See Sec. 11-14-5)	C	C	C	C	C	C	C	C	C	C

Accessory uses (See Sec. 11-7-6(D))	A	A	A	A	A	A	A	A	A	A
Temporary use (See Sec. 11-7-6(E)(1-3))	T	T	T	T	T	T	T	T	T	T
Temporary Construction or Sales Office (See Sec. 11-7-6(E)(4))	T	T	T	T	T	T	T	T	T	T
Travel home (See Sec. 11-13-6(2))		T	T	T	T	T	T	T	T	T

¹ Manufactured housing is prohibited except for the following subdivision which was under development on July 1, 1998: Rainbow Meadows Subdivision.

(H) *Schedule of Mixed Use, Commercial and Industrial Zone District Uses.*

Land Use	OR	P	B-1	B-2	B-2A	B-3	B-4	I-1	I-2
Automobile and vehicle sales, repair or service establishments			C	C	P	P			
Automobile body shops			C	C	P	P			
Bed and breakfast (See Sec. 11-11-1)	P								
Building materials businesses			C	P	P	P			
Car washes				P	P	P	C		
Commercial businesses		C							
Commercial uses other than the uses by right in this zone district which comply with the performance standards of Chapter 11-11-4 and are consistent with Sec. 11-7-5(D)(1).								C	
Farm implement sales or service establishments					P	P			
Fueling stations or other retail uses having fuel pumps which comply with the following criteria: (a) All fuel storage, except propane, shall be located underground. (b) All fuel pumps, lubrication and service facilities shall be located at			P	P	P	P	C		



least 20 feet from any street right-of-way line.									
Funeral homes			C	C	C	C			
Hotels and motels			P	P	P	P			
Laundry facilities, self-service				P	P	P	P		
Mobile and travel home sales or service establishments					P	P			
Offices for medically related and professional service providers including doctors, dentists, chiropractors, lawyers, engineers, surveyors, accountants, bookkeepers, secretarial services, title companies, social service providers and other similar professional service providers.	P								
Offices not allowed as a use by right.	C								
Travel home parks and campgrounds (See Sec. 11-13)				C	C	C			
Rental businesses					P	P			
Restaurants			P	P	P	P	P		P
Restaurants, drive-in or drive-through			C	C	C	C	C		
Retail sales and services establishments which cater to the general shopping public	C								
Retail stores, business and professional offices, and service establishments which cater to the general shopping public.			P	P	P	P	P		P
Retail stores, business and service establishments serving the general public but which also involve				C	C	C			

limited manufacturing of the products supplied									
Sexually oriented business (See Sec. 11-12-1)									P
Short-term rentals	P		P	P	P	P	P	P	P
Taverns			P	P	P	P	C		
Theaters			P	P	P	P			
Veterinary clinics or hospitals for small animals				P	P	P			
Veterinary clinics or hospitals for large animals					P	P			
Above ground storage facilities for hazardous fuels						P			P
Aircraft support services, including, but not limited to, aircraft maintenance and passenger and crew services.								P	P
Construction and contractor's office and equipment storage facilities						P			P
Feed storage and sales establishments						P			P
Manufacturing and non-manufacturing uses including: food processing; metal finishing and fabrication; paper, plastic and wood manufacturing (excluding processing of any raw materials), fabric manufacturing and similar activities. (See Sec. 11-11-4)					C	C		P	P
Other industrial uses									P
Storage facilities, indoor			C	P	P	P	C		P
Storage facilities, outdoor					C	P		P	P
Warehouse and wholesale distribution operations			C	C	C	C		P	P
Airport								P	P
Assisted living facilities	C			P	P	P			
Childcare facilities	P	C	P	P	P	P	P	P	P
College or other place of adult education			P	P	P	P			

Daytime social service activities by a social service provider, to include food storage; food distribution without monetary remuneration as a food pantry and/or food service without monetary remuneration as a soup kitchen; laundry facilities not for profit; showers; and counseling to include alcohol and/or substance abuse counseling. This use by right expressly excludes the overnight sheltering of people. For the purposes of this use by right authorization, "daytime" shall mean from 6:00 a.m. to 6:00 p.m. Mountain Standard Time. "Night" shall mean from 6:00 p.m. to 6:00 a.m. Mountain Standard Time.			P	P	P	P			
Family child care home	P	C	P	P	P	P	P	P	P
Government buildings and facilities	P	P	P	P	P	P	P	P	P
Hospitals	P								
Libraries		P	P	P	P	P			
Museums and visitor centers		P	P	P	P	P			
Parking facilities	P	P	P	P	P	P			
Private and fraternal clubs			P	P	P	P	C		
Public transportation facilities			P	P	P	P			
Religious assembly	P	P	P	P	P	P	P		
Schools	C	P	C	C	C	C	C		
Golf courses		C							
Parks, open space and recreation facilities	P	P	P	P	P	P	P	P	P
Private recreation facilities		P							
Duplex	P		P	P	P	P	P	P	P



Group homes— handicapped/disabled 8 persons or less (see Sec. 11- 11-2)	P		P	P	P	P	P	P	P
Group homes— handicapped/disabled > 8 persons (see Sec. 11-11-2)	C		C	C	C	C	C	C	C
Group homes, other (See Sec. 11-11-2)	C		C	C	C	C	C	C	C
Home occupation (See Sec. 11-11-3)	A		A	A	A	A	A	A	A
Multifamily dwelling	C	C	P	P	P	P	P	P	P
Single-family dwelling	P	C	P	P	P	P	P	P	P
Supportive housing	C					C		C	
Antennas (See Sec. 11-14-6)	C	C	C	C	C	C	C	C	C
Public utility service facilities	P	P	P	P	P	P	P	P	P
Towers (See Sec. 11-14-5)	C	C	C	C	C	C	C	C	C
Accessory uses (See Sec. 11-7-6(D))	A	A	A	A	A	A	A	A	A
Temporary use (See Sec. 11- 7-6(E)(1—3))	T	T	T	T	T	T	T	T	T
Temporary Construction or Sales Office (See Sec. 11-7- 6(E)(4))	T	T	T	T	T	T	T	T	T
Travel home (See Sec. 11- 13-6(2))	T		T	T	T	T	T	T	T

(Ord. No. 2626 , § 3(exh. A), 5-16-2023)



MEMO



To: Honorable Mayor and Members of the City Council
From: Jace Hochwalt, Community Development Director
Council Work Session Date: September 14, 2026
Council Meeting Date: September 15, 2026
Re: Colorado Parks and Wildlife Non-Motorized Trails Grant
Attachments:

- Exhibit A - Resolution 2026-14

Action

Consider a request to authorize the City of Montrose to submit an application to the Colorado Parks and Wildlife (CPW) Non-Motorized Trails Grant Program for planning and design of the Montrose Audubon project.

Background

The City of Montrose has completed a conceptual design for the Montrose Audubon, located off Marine Road. The project is envisioned as a nature-based outdoor recreation and educational destination focused on wildlife viewing, accessibility, habitat restoration, and connecting the community with the natural environment.

The conceptual plans include accessible trails and boardwalks connecting visitors to the site's marsh and wildlife habitat, along with bird blinds, wildlife viewing areas, educational signage, and an outdoor classroom. The project also incorporates native and restorative plantings, preservation of desirable vegetation, and removal of invasive species such as Russian olive and tamarisk.

The project is envisioned as a three-phase development, with each phase designed to function independently. The initial phase would establish site access, parking, an ADA-accessible trail, a bridge, and the first bird blind. Future phases would expand the trail and boardwalk network and add habitat restoration, educational features, overlooks, gathering spaces, and additional visitor amenities.

The City is seeking up to \$45,000 through the CPW Non-Motorized Trails Grant Program – Planning and Support category to advance the completed conceptual design to construction-ready documents. Grant funding would support detailed construction drawings, technical specifications, and construction cost estimates. These documents will allow the City to refine project phasing, identify future funding needs, and position the project for implementation.

Fiscal Impact

The total project cost for the final planning and design phase is estimated at \$60,000. The City is requesting up to \$45,000 through the CPW Non-Motorized Trails Grant Program, representing 75% of the project cost. The required 25% City match, estimated at \$15,000, is proposed within the 2027 Budget.

Grant funds and the City match would be used for detailed construction drawings, technical specifications, and construction cost estimates necessary to advance the project toward construction.

Conclusion

Staff recommends that City Council authorize the City of Montrose to submit an application to the Colorado Parks and Wildlife Non-Motorized Trails Grant Program – Planning and Support category requesting up to \$45,000 for planning and design of the Montrose Audubon. Receipt of the grant would allow the City to advance the Montrose Audubon from a conceptual plan to a construction-ready project, providing the detailed design and cost information necessary to evaluate future phases, pursue additional funding, and ultimately implement a unique outdoor recreation, wildlife, and educational destination for the Montrose community.

RESOLUTION NO. 2026-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, AUTHORIZING AN APPLICATION FOR A NON-MOTORIZED TRAILS GRANT THROUGH COLORADO PARKS AND WILDLIFE FOR PLANNING AND DESIGN OF THE MONTROSE AUDUBON PROJECT

WHEREAS, the City of Montrose is pursuing the development of the Montrose Audubon as a nature-based outdoor recreation and educational destination focused on wildlife viewing, accessibility, habitat restoration, and connecting the community with the natural environment; and

WHEREAS, the conceptual plan for the Montrose Audubon includes accessible trails and boardwalks, wildlife viewing areas, bird blinds, educational signage, and other features intended to provide meaningful recreational and educational opportunities for the community; and

WHEREAS, the project also incorporates habitat restoration and stewardship activities, including preservation of desirable vegetation, native plantings, and removal of invasive species; and

WHEREAS, the City has intentionally envisioned the Montrose Audubon as a phased project, allowing individual phases to be implemented independently while providing meaningful public benefits and flexibility in securing future funding; and

WHEREAS, the City is seeking up to \$45,000 through the Colorado Parks and Wildlife Non-Motorized Trails Grant Program – Planning and Support category to advance the project from its current conceptual stage to construction-ready design, with the required 25% City match proposed within the 2027 Budget;

WHEREAS, grant funding will allow the City to develop detailed construction drawings, technical specifications, and reliable construction cost estimates necessary to refine the project, evaluate phasing, identify future funding needs, and position the Montrose Audubon for successful implementation; and

WHEREAS, the City Council of the City of Montrose finds that pursuing funding through the Colorado Parks and Wildlife Non-Motorized Trails Grant Program is in the best interest of the community and will advance the City's goals of expanding outdoor recreation opportunities, improving accessibility, supporting wildlife habitat, and connecting residents and visitors with the natural environment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO:

1. The City Council of the City of Montrose authorizes the filing of the grant application in the amount of up to \$45,000 with Colorado Parks and Wildlife through their Non-Motorized Trails Grant Program.
2. If the grant is awarded, the City Council hereby authorizes the Interim City Manager to execute the grant contract with the Colorado Parks and Wildlife and city staff to act on behalf of the grant agreement.

RESOLVED AND ADOPTED this ___ day of ___, 2026, by the City Council of the City of Montrose

CITY OF MONTROSE, COLORADO

Michael Badagliacco, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

MEMO



To: Honorable Mayor and Members of the City Council

From: Mike Arat, City Forester

Council Work Session Date: 9/14/2026

Council Meeting Date: 9/15/2026

Re: Authorization of Expenditures for Creating Resilient Forests in Colorado Grant

Attachments: None

Action

Consider the approval of expenditures up to \$329,723.00 for implementation of the 2023 Creating Resilient Forests in Colorado project awarded to the City of Montrose.

Background

The City Council accepted award of these funds in 2025. The funding is being used to implement the Cerise Park Wildfire Mitigation and Riparian Restoration Project/Buckhorn Lakes Wildfire Mitigation and Forest Health Improvement Project. Staff is seeking council authorization of expenditures to implement this work.

This expenditure will be 100% reimbursed by the accepted grant.

Fiscal Impact

The expenses for this project will be paid directly by the City of Montrose and will be 100% reimbursed by the grant.

MEMO



To: Honorable Mayor and Members of the City Council
From: Jace Hochwalt, Community Development Director
Council Work Session Date: September 14, 2026
Council Meeting Date: September 15, 2026
Re: Colorado State Forest Service Forest Restoration and Wildfire Mitigation Risk Grant

Attachments:

- Exhibit A - Resolution 2026-15

Action

Consider a request to authorize the City of Montrose to submit an application to the Colorado State Forest Service (CSFS) Forest Restoration & Wildfire Risk Mitigation Grant Program for wildfire mitigation and forest restoration at Buckhorn Lakes.

Background

The City of Montrose owns approximately 554 acres at Buckhorn Lakes, a property that provides important recreational, natural resource, wildlife, and watershed values to the community.

The City previously received a \$329,723 award through the Colorado State Forest Service's 2023 Creating Resilient Forests in Colorado – Congressionally Directed Spending program for the Cerise Park Wildfire Mitigation and Riparian Restoration Project and Buckhorn Lakes Wildfire Mitigation and Forest Health Improvement Project. Of that award, \$172,011 remains available for the Buckhorn Lakes project and may be used for eligible project activities or as a match for future grant opportunities that advance wildfire mitigation and forest health improvements.

In partnership with the Colorado State Forest Service, the City has developed a forest management plan for Buckhorn Lakes identifying opportunities to improve forest health, reduce wildfire risk, and protect critical resources. The plan recommends strategic forest management and fuels reduction activities to improve forest resilience and support long-term stewardship of the property.

The City is seeking up to \$516,033 through the Forest Restoration & Wildfire Risk Mitigation Grant Program to support additional wildfire mitigation and forest restoration activities at Buckhorn Lakes. The project is located within an area eligible for the program's reduced 25% match opportunity. If awarded, the remaining \$172,011 may be used, as permitted by grant requirements, to satisfy the required 25% local match.

Fiscal Impact

The City is seeking up to \$516,033 through the Forest Restoration & Wildfire Risk Mitigation Grant Program. The program provides a reduced 25% local match for eligible projects, resulting in a total project cost of up to \$688,044 and a required match of up to \$172,011.

The City has \$172,011 remaining from its 2023 Creating Resilient Forests in Colorado – Congressionally Directed Spending award for the Buckhorn Lakes project. These existing grant funds may be used, as permitted by grant requirements, to satisfy the required local match for this project. No additional General Fund appropriation is proposed at this time.

Conclusion

Staff recommends that City Council authorize the City of Montrose to submit an application to the Colorado State Forest Service Forest Restoration & Wildfire Risk Mitigation Grant Program requesting up to \$516,033 for wildfire mitigation and forest restoration at Buckhorn Lakes. If awarded, the grant would allow the City to advance priority forest management and fuels reduction activities identified in the Buckhorn Lakes forest management plan.

RESOLUTION NO. 2026-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, AUTHORIZING AN APPLICATION FOR A FOREST RESTORATION AND WILDFIRE RISK MITIGATION GRANT THROUGH THE COLORADO STATE FOREST SERVICE FOR WILDFIRE MITIGATION AT BUCKHORN LAKES

WHEREAS, the City of Montrose owns approximately 554 acres at Buckhorn Lakes, a property that provides important recreational, natural resource, wildlife, and watershed values to the community; and

WHEREAS, the City, in partnership with the Colorado State Forest Service, has developed a forest management plan for Buckhorn Lakes that identifies opportunities to improve forest health, reduce wildfire risk, and protect critical resources; and

WHEREAS, Buckhorn Lakes has been identified as a priority area for wildfire mitigation due to its forest conditions, proximity to critical infrastructure, and importance as a watershed and recreational resource; and

WHEREAS, the forest management plan recommends strategic forest management and fuels reduction activities to reduce wildfire risk, improve forest resilience, and support long-term stewardship of the property; and

WHEREAS, the proposed project is consistent with the goals of the Colorado State Forest Service's Forest Restoration & Wildfire Risk Mitigation Grant Program and supports efforts to reduce wildfire risk and improve forest health;

WHEREAS, the Colorado State Forest Service's Forest Restoration & Wildfire Risk Mitigation Grant Program provides a reduced match opportunity of 25% for eligible projects located in areas with fewer economic resources and that demonstrate a meaningful connection between project activities and benefits to the identified area; and

WHEREAS, the City intends to satisfy the required 25% matching contribution through existing Congressionally Directed Spending (CDS) funds awarded to the City through the Colorado State Forest Service's Creating Resilient Forests program in 2025, with up to \$172,011 in remaining CDS funds potentially available to serve as the local match for the project; and

WHEREAS, the City Council of the City of Montrose finds that pursuing funding for wildfire mitigation and forest restoration at Buckhorn Lakes is in the best interest of the community and will help protect important natural resources, infrastructure, and recreational values.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO:

1. The City Council of the City of Montrose authorizes the filing of the grant application in the amount of up to \$516,033 with the Colorado State Forest Service through their Forest Restoration & Wildfire Risk Mitigation Grant Program.
2. If the grant is awarded, the City Council hereby authorizes the Interim City Manager to execute the grant contract with the Colorado State Forest Service and city staff to act on behalf of the grant agreement.

RESOLVED AND ADOPTED this ___ day of ___, 2026, by the City Council of the City of Montrose

CITY OF MONTROSE, COLORADO

Michael Badagliacco, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

MEMO



To: Honorable Mayor and Members of the City Council
From: Chris Dowsey, City Attorney
Council Work Session Date: September 14, 2026
Council Meeting Date: September 15, 2026
Re: Appointment of Montrose Urban Renewal Authority Executive Director

Action

Consider appointing Ann Morgenthaler as the Montrose Urban Renewal Authority Executive Director.

Background

The [Montrose Urban Renewal Authority \(MURA\) Bylaws](#) provide that the "The Executive Director shall be appointed by the City Council or the City Manager, and shall serve at the pleasure thereof. He or she shall have general supervision over administration of the affairs and business of the Authority, and shall be charged with management of the projects of the Authority, and with any other duties as assigned by the Commissioners from time-to-time. He or she shall designate in writing some person to perform the duties of Executive Director in his or her absence."

William Bell is currently appointed as the Executive Director of the MURA. Appointing the City Manager as the MURA Executive Director has allowed for streamlined and coordinated action on behalf of the MURA and City. Since William Bell is no longer the Montrose City Manager, City Council may consider whether to appoint the Interim City Manager, Ann Morgenthaler, to serve as the Executive Director of the MURA.

Fiscal Impact

The position of MURA Executive Director currently does not receive any additional stipend, so there is no fiscal impact associated with this decision.

MEMO



To: Honorable Mayor and Members of the City Council

From: Lisa DelPiccolo

Council Work Session Date: September 14, 2026

Re: City Council Vacancy Appointment Process

Attachments:

- Draft Application Form
- City Council District Map

Action

City Council review of a proposed timeline and application process to fill the vacant District IV City Council seat.

Background

Dave Frank resigned the District IV City Council seat as of Monday, September 7. [The City Charter](#) requires that City Council fill the vacancy within 30 days.

Previous vacancy processes were conducted in 2021 and 2017 using the attached application. To qualify, an applicant must have resided within the City limits and District IV for 12 consecutive months preceding the date of appointment.

City staff is proposing the timeline below to complete the vacancy process in accordance with the City Charter:

- September 15 – Applications are available to the public
- September 23 – Application deadline – 6:00 p.m.
- September 24 – Applications are provided to City Council for review
- September 28 – List of finalist is determined
- October 1 – Applications are included in the October 5 work session packet and available to the public
- October 5 – City Council interviews applicants during the scheduled work session
- October 6 – City Council makes an appointment at the beginning of the regular City Council meeting, an oath of office is administered, and the new City Councilor is seated

Requested Direction

- Determine a consensus for the timeline either as proposed or with modifications
- Determine a consensus to proceed with the application form either as is or with modifications.

Fiscal Impact

This item is administrative in nature and has no associated fiscal impact.



City Council Vacancy Application

To be eligible for appointment to the City Council, the applicant must be a qualified elector and must have resided within the City of Montrose and/or applicable City Council district for 12 consecutive months preceding October 6, 2026 (please see the attached City Council District map).

The deadline to submit an application is 6:00 p.m. on Monday, September 28, 2026. Please call the city clerk at (970) 240-1422 for additional information.

Applicant: _____ Date: _____

Residence Address: _____

Mailing Address (if different): _____ City Council District: _____

How long have you resided at your current address? _____

How long have you been a resident of the City of Montrose? _____

Telephone: _____ Email: _____

Please tell us about your qualifications to serve on the City Council (education, experience, etc.).

Why are you interested in serving on City Council?

Will you have any conflicts with the services required of the City Council? If yes, please explain.

What volunteer boards have you served on? Please include dates.

In your opinion, what are the most significant issues facing the City of Montrose?

What else can you tell us about yourself?

Please include a letter of interest addressed to the Montrose City Council, c/o the City Clerk, P.O. Box 790, Montrose, CO 81402-0790 or via email to cityclerk@cityofmontrose.org

Signature of Applicant

Date

